

DARLING HARBOUR LIVE (DHL)
THE HAYMARKET
SUPPLEMENTARY PUBLIC DOMAIN DESIGN REPORT FOR SSDA 4

JANUARY 2014

HASSELL



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1.0 INTRODUCTION

HASSELL has prepared this Supplementary Public Domain Design Report for SSDA4 in response to key issues raised by:

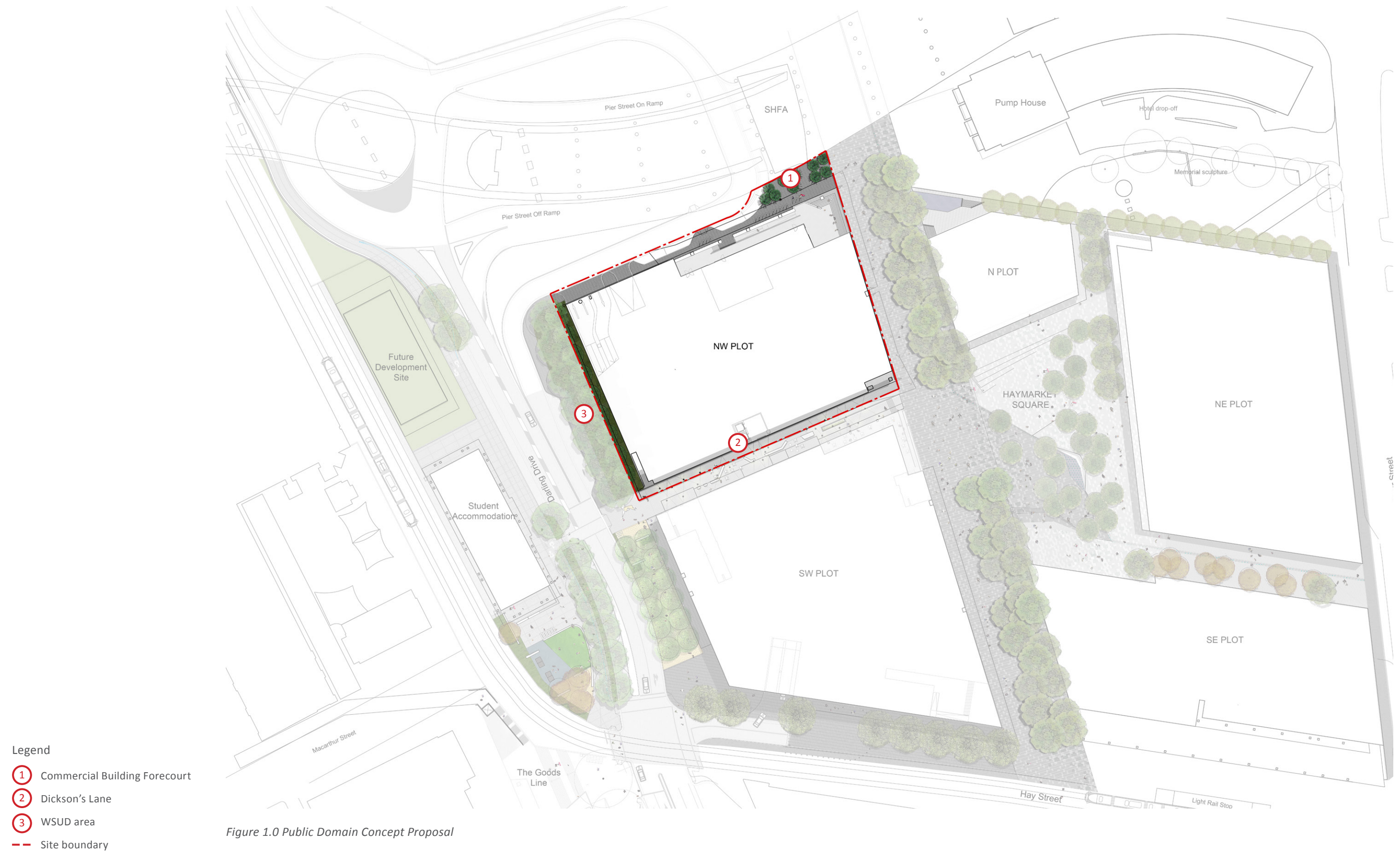
- City of Sydney Council in its submission to DoPI dated 5 August 2013; and
- DoPI letter dated 25 November 2013

This report provides a response to these submissions through text and diagrams.

2.0 PUBLIC DOMAIN CONCEPT PROPOSAL

The SSDA4 public domain proposal has been updated to reflect the following:

- Evolution of the planting design at the Commercial Building forecourt; and
- Review of the WSUD area and the building interface.



3.0 PUBLIC DOMAIN CLARIFICATION

3.1

Reference:

CoS submission dated 5 August 2013; and
DoPI letter dated 28 November 2013.

Item:

36. New tree planting along the northern frontage of the building should be included in the scope as per the DHL Concept Plan for the southern precinct. A row of *Agathis robusta* is recommended to replace the single, slow growing *Magnolia grandiflora* 'Exmouth' tree currently shown.

Where necessary, the northern façade of the building should be set back to accommodate the tree planting.

Incorporate advanced tree stock in all public domain areas.

c. The Department notes that the proposed planting along the northern boundary of the NW Plot has been reduced from a row of 11 trees (as suggested within the Public Domain Concept Proposal), to a single tree located adjacent to the boulevard. Justification for the reduction is required and consideration should be given to additional tree planting in this location.

Tree planting to northern frontage

Upon further detailed design review following the CoS submission a group of *Livistona australis* is proposed in this area. The plant selection reinforces the site wide theme and reference to the historical landscape. The proposed palm grove will tie in with the language of 'gullies' throughout the site - similarly to Harbourside Place and Tumblong Place in the PPP development - and will ensure a level of consistency to unify the DHL precinct and improve the intuitive wayfinding of the area.

The CoS proposal of *Agathis robusta* is not deemed appropriate for the following reasons:

- Its height (30-50m) is of a too large scale and competes with the strength of the Boulevard avenue;
- The establishment of a regular habitus, desirable for a feature tree, is too unpredictable for this species and within this spatially restricted environment in between overpass and building; and
- It is not native to this area.

Due to realignment of the road (refer to PPP SSDA1 application), a row of trees to the Northern facade is no longer possible. The proposed *Livistona* grove will however not only provide arrival address to the precinct and North West building but also allow for through sight lines for pedestrian movement off Pier Street and allow maintenance vehicle access around and under (refer figure 3.1.1.).

All tree stock proposed to the public domain are intended to be of advanced stock and procured through advance ordering, grown and acclimatised specifically for DHL.

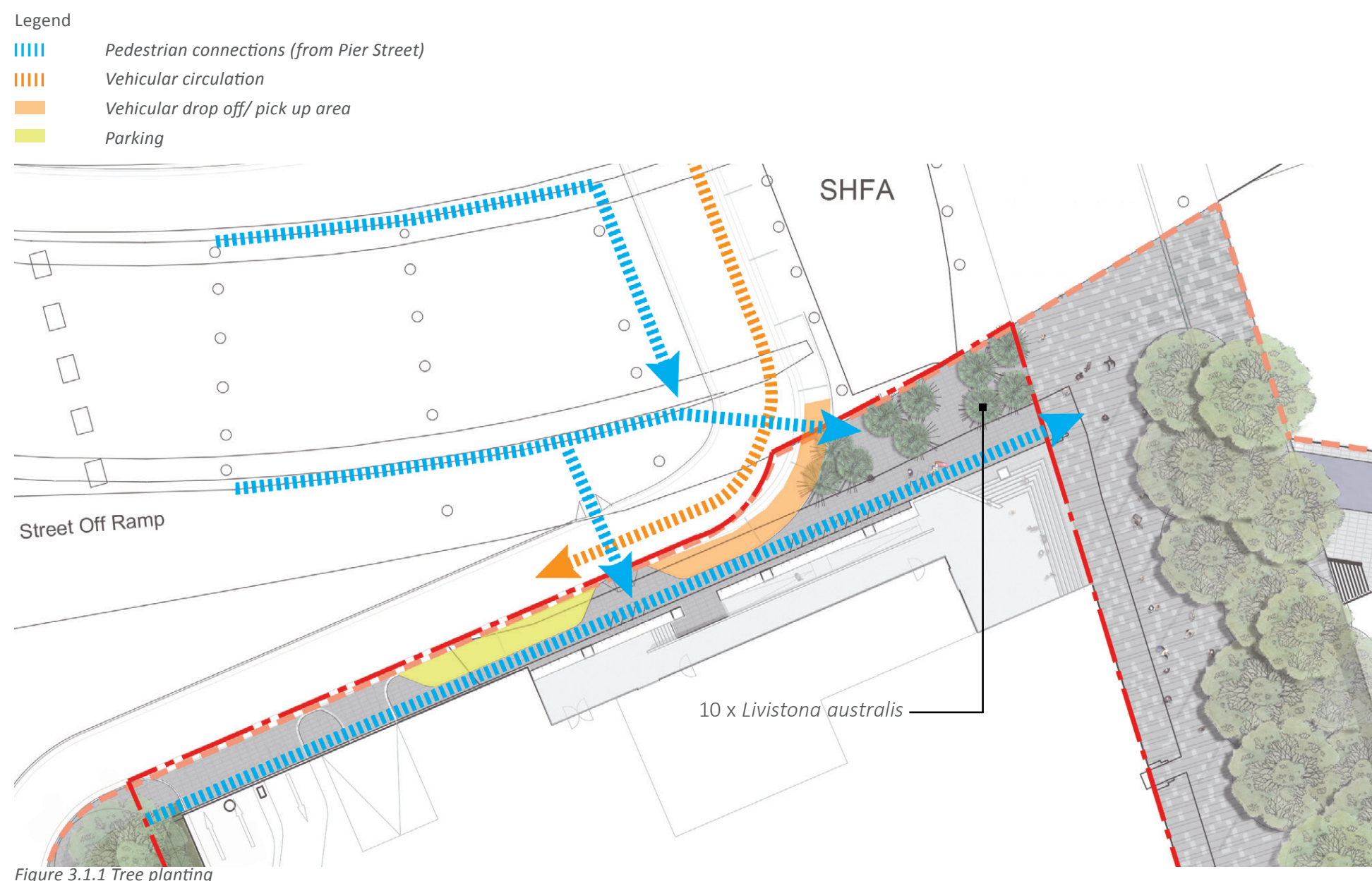




Figure 3.1.2 *Livistona australis*

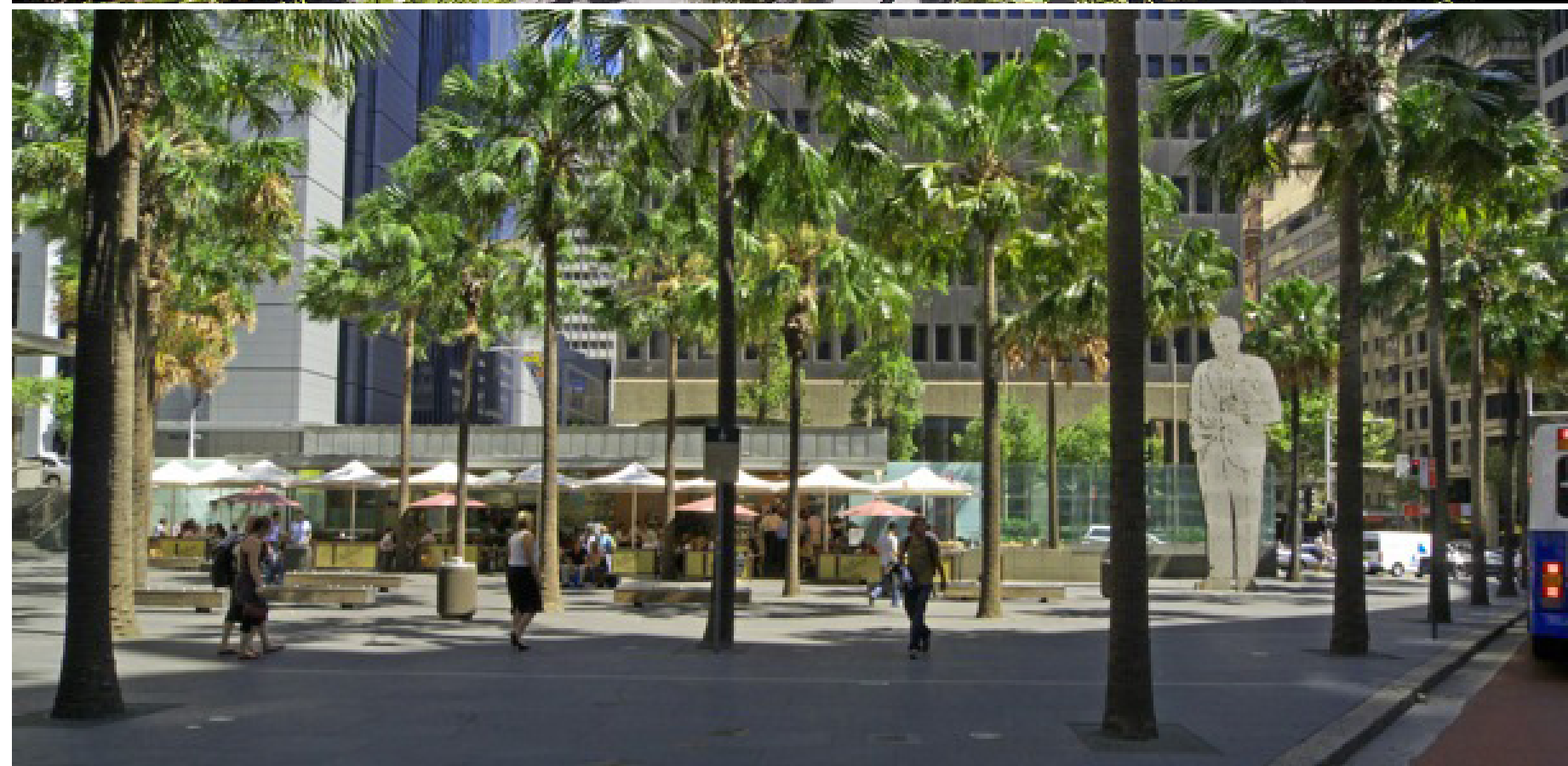


Figure 3.1.3 Chifley Square, Sydney

3.2

Reference:

DoPI letter dated 28 November 2013



Item:

3. The proposed cycle routes should be reviewed for consistency with the current regional bike route network.

Cycle Route Integration

The SSDA4 and overall Southern Precinct proposal tie in with City of Sydney's 'Cycle Strategy and Action Plan. 2007 - 2017'. The proposed Darling Drive dedicated two- way cycle path, which transitions into a shared path in between Tumbalong Place and Hay Street, will form part of the proposed R8 Pyrmont to Moore Park regional cycle route.

Legend

-  R8 Regional Cycle Route
-  SICEEP boundary

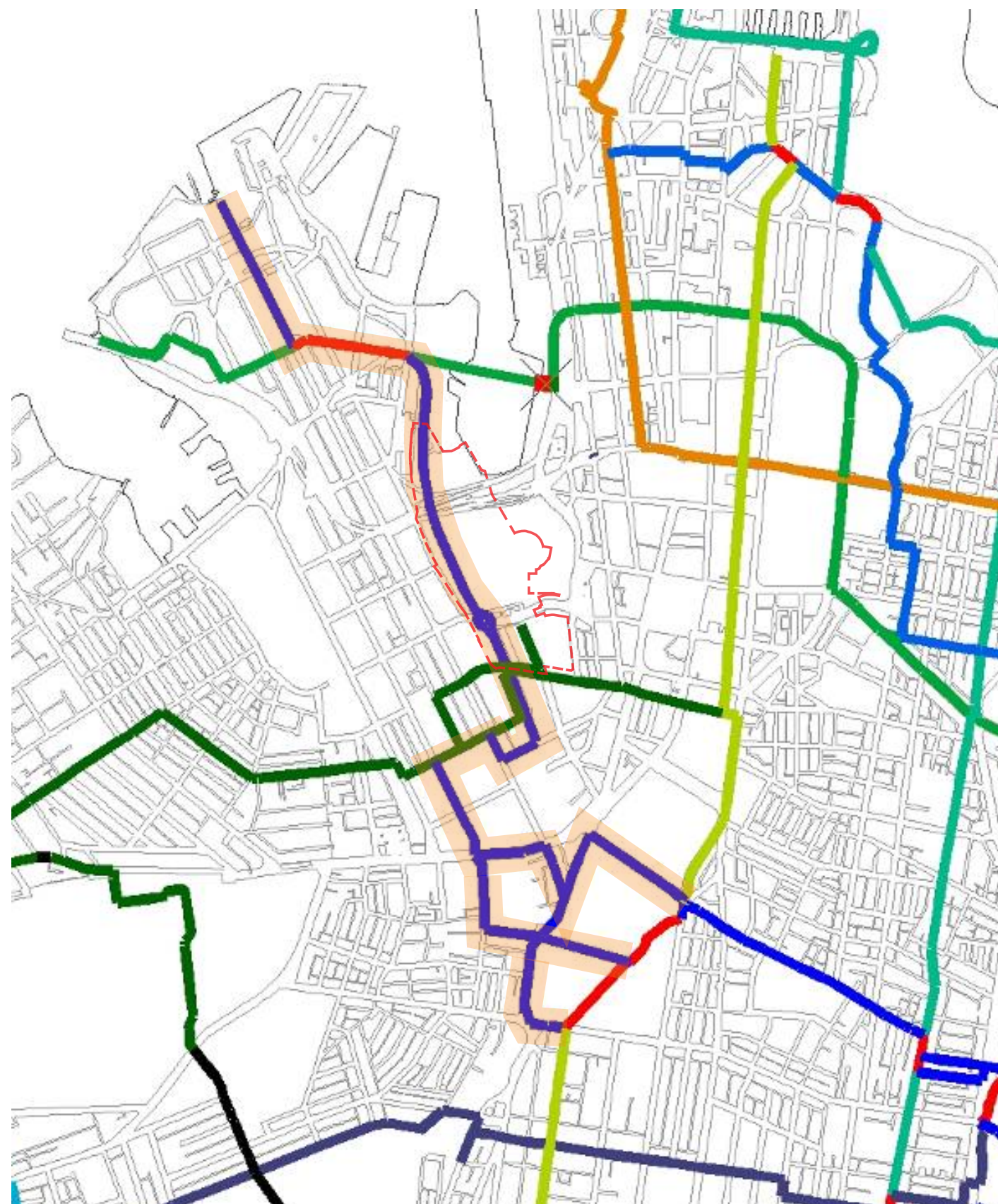


Figure 3.2.1 Excerpt from 'Cycle Strategy and Action Plan. 2007 - 2017' - Proposed regional network.

3.3

Reference:

CoS submission dated 5 August 2013; and
DoPI letter dated 28 November 2013

Item:

37. The western side of the development have CCTV monitoring and lighting where the footpath abuts the landscaped area.

11. The Department considers that the security of the western side of the development where it abuts the landscaped area and the bicycle storage should be improved. The Department notes Council's comments seeking improvements in this regard.

Interface to WSUD area

The proposal has been reviewed in response to CPTED concerns and adjustments have been made to improve sight lines and passive surveillance whilst maintaining the functionality of a WSUD area.

The path has been moved away from the building face to improve surveillance and sightlines. As such the WSUD zone has been shifted to the building face and the path moved adjacent to Darling Drive (to be provided as part of SSDA5). This realignment allows for rationalised pedestrian movement, servicing of the dropoff bay and an improvement of safety and sight lines.

Surveillance is provided from the student housing and passing traffic. Safety is further ensured through low level planting and adequate lighting provided from Darling Drive street lighting.

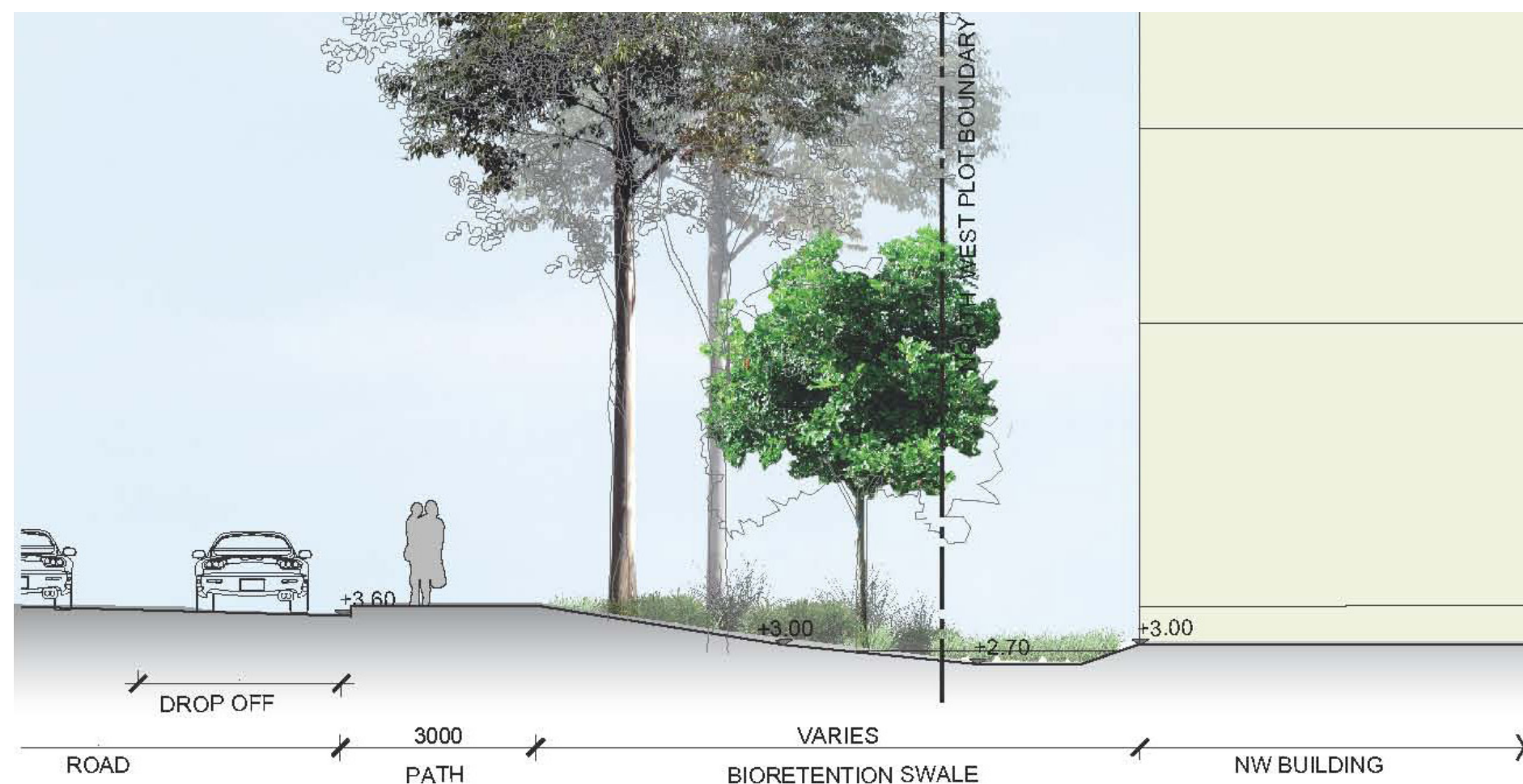


Figure 3.3.1 Section through WSUD area



Figure 3.3.2 Plan

